

NO TRANSFER
TAX PAIDQUITCLAIM DEED
WITHOUT COVENANT
005224

WENDY DeMERRIT f/k/a WENDY C. EGERTON of Merrimack and State of New Hampshire, for consideration paid, releases to JAMES M. EGERTON, of Waterville, County of Kennebec and State of Maine, land in Waterville, County of Kennebec, State of Maine, and more particularly bounded and described as follows:

Beginning at an iron rod set on the southerly right of way line of said Street at the northeasterly corner of the premises described in the deed of Ronald S. and Linda M. LaVerdiere to Jeannette F. Hall, said deed dated September 21, 1992 recorded in Book 4245, Page 255 of the Kennebec County Registry of Deeds; thence by the following courses and distances, to wit:

1) North Eighty-Eight Degrees, Thirteen Minutes, Forty-Two Seconds East (N 88° 13' 42" E) along the southerly right of way line of said Street, a distance of one hundred eighty-eight and 02/100ths feet (188.02) to an iron rod set on said line for a corner; thence

2) South One Degree, Nine Minutes, Twenty Seconds East (S 01° 09' 20" E) along land retained by Ronald S. and Linda M. LaVerdiere and along the westerly line of a twenty (20) foot right of way hereinafter described, a distance of twenty-five and 21/100ths (25.21) feet to an iron rod set for a corner; thence

3) South Fifty-Four Degrees, Twenty-Two Minutes, Fifty-Six Seconds West (S 54° 22' 56" W) along land retained by Ronald S. and Linda M. LaVerdiere and along the northwesterly line of said right of way, a distance of forty and 07/100ths (40.07) feet to the southwesterly corner of said right of way; thence

4) Continuing along the same bearing and along land retained by Ronald S. and Linda M. LaVerdiere, a distance of five and 41/100ths (5.41) feet to an iron rod found at a corner; thence

5) South Eighty-Seven Degrees, Forty-Nine Minutes, Forty-Eight Seconds West (S 87° 49' 48" W) along land retained by Ronald S. and Linda M. LaVerdiere, a distance of eighty-six and 96/100ths (86.96) feet to the northeasterly corner of the premises described in a Boundary Agreement between Ronald S. and Linda M. LaVerdiere and Jeannette F. Hall, said agreement dated September 18, 1992 and recorded in the Kennebec County Registry of Deeds, Book 4245, Page 252; thence

6) Continuing along the same bearing and along the northerly line of the land now or formerly of said Hall, a distance of seventy-seven and 09/100ths (77.09) feet to an iron rod set on said line at the southeasterly corner of the land deeded to said Hall by Ronald S. and Linda M. LaVerdiere, heretofore referenced; thence

7) North Thirteen Degrees, Twenty-Seven Minutes, Thirty Seconds East (N 13° 27' 30" E) along the easterly line of the land of said Hall, a distance of fifty-three and 57/100ths (53.57) feet to the iron rod set at the point of beginning.

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Together with a right of way for the purpose of ingress and egress on foot and by vehicle over a twenty (20) feet strip of land lying next easterly of the easterly line of the above described premises and lying next southeasterly of so much of the southeasterly line of the above described premises which lies within twenty (20) feet southerly of the line of the stone wall on the northerly side of the paved drive on the above described premises.

The northerly most one half (.5) foot of the above described premises is conveyed subject to two sewer easements granted to the Kennebec Sanitary Treatment District, the first by Herman D. Claprood et al., dated April 30, 1973 and recorded in the Kennebec Registry of Deeds Book 1638, Page 186 and the second by Dorothy H. Simpson, dated April 30, 1973 and recorded in said Registry of Deeds Book 1368, Page 184.

The above described parcel contains nine thousand, four hundred fifty (9,450) square feet, more or less, or zero and 217/1000ths (0.217) acres and is the same labeled "Second Parcel to be conveyed" shown on a survey entitled "Plan of Property to be conveyed by Ronald S. and Linda M. LaVerdiere", Water Street, Waterville, Maine, by K & K Land Surveyors, Inc., Verne D. Pinney, P.L.S. #1132, dated 8/92, and recorded in the Kennebec Registry of Deeds. All iron rods called as "set" in the foregoing description are 1/2 inch rebar, capped and labeled, "K & K Land Surveyors, Inc., #1132".

Being the same premises conveyed to James M. Egerton and Wendy C. Egerton by Warranty Deed of Ronald S. Laverdiere and Linda M. Laverdiere dated April 9, 1993 and recorded in the Kennebec County Registry of Deeds in Book 4362, Page 33.

Witness my hand and seal this 10TH day of February 2003.

Donna Laboville
Witness

Wendy C. DeMerrit
WENDY DeMERRIT f/k/a
WENDY C. EGERTON

STATE OF New Hampshire
COUNTY OF Hillsboro ss.

February 10, 2003

Then personally appeared the above named WENDY DeMERRIT f/k/a WENDY C. EGERTON and acknowledged the foregoing instrument to be her free act and deed.



Before me, Smith Guay
NOTARY PUBLIC
Smith Guay
EXPIRATION DATE: JULY, 2004

RECEIVED KENNEBEC SS.
2003 FEB 14 AM 10:54

ATTEST: Barry B. H. H. H.
REGISTER OF DEEDS